

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/52 GRENVILLE GROVE CAPEL SOUND VIC 3940

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$479,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$721,500

Property type

Unit

Suburb

Capel Sound

Period-from

01 Sep 2022

to

31 Aug 2023

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

12/1675 POINT NEPEAN ROAD CAPEL SOUND VIC 3940	\$490,000	29-May-23
5/1967 POINT NEPEAN ROAD TOOTGAROOK VIC 3941	\$490,000	31-Aug-23
4/882 POINT NEPEAN ROAD ROSEBUD VIC 3939	\$488,000	09-Sep-23

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 28 September 2023


**12/1675 POINT NEPEAN ROAD
CAPEL SOUND VIC 3940**
 2  1  1

 Sold Price **\$490,000** Sold Date **29-May-23**

 Distance **0.98km**

**5/1967 POINT NEPEAN ROAD
TOOTGAROOK VIC 3941**
 2  2  1

 Sold Price ^{RS} **\$490,000** Sold Date **31-Aug-23**

 Distance **1.35km**

**4/882 POINT NEPEAN ROAD
ROSEBUD VIC 3939**
 2  1  1

 Sold Price ^{RS} **\$488,000** Sold Date **09-Sep-23**

 Distance **4.07km**
RS = Recent sale

UN = Undisclosed Sale

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